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Fixed Price

£335,000

88 Polton Bank

Lasswade | Mid Lothian | EH18 1DA

An exceptionally appealing detached villa, forming part of an established residential development in the popular Mid Lothian village of Lasswade. Perfectly suited to the growing family, the property offers well-presented and highly flexible accommodation, together with a generous private garden and good local schooling.

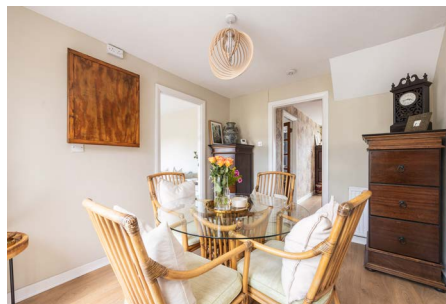
-  3 bedrooms
-  3 public rooms
-  1 bathroom
-  Driveway and single garage
-  Private garden
-  EPC rating – D
-  Council tax band - F



Description

The property briefly comprises: entrance hallway with stair to the upper level, comfortable front facing reception room with attractive flooring and coving to ceiling, spacious breakfasting kitchen which has been fitted with an excellent assortment of base and wall mounted units together with tiling to splash areas, a range of built-in appliances, ample space for a table/chairs and garden access, dining room leading out to a small conservatory, versatile additional reception/family room which would also work well as a home office, good sized principal bedroom with fitted wardrobes, second well proportioned double bedroom, a single bedroom, and tiled family bathroom with three piece white suite, splash screen and over-bath electric shower.

Please note that planning is currently in place to make modifications to the downstairs, including installing an additional bathroom and to create bifold doors out to the rear garden. More information is available via request.



Extras

All fitted carpets, light fittings, integrated appliances and white goods will be included in the sale.

Gardens, Driveway and Garage

To the front of the house is a neatly kept lawned garden, with well stocked planted beds and variety of shrubs and small trees. A driveway and single garage provide off-street parking/overspill storage. To the rear of the house is a delightful southerly facing private garden which is generously sized and comprises a substantial lawn bordered by beautiful mature trees, flowers and bushes. A paved seating area offers an idyllic spot to dine and entertain in the warmer months.

Viewing

By appointment through Neilsons (0131 625 2222).





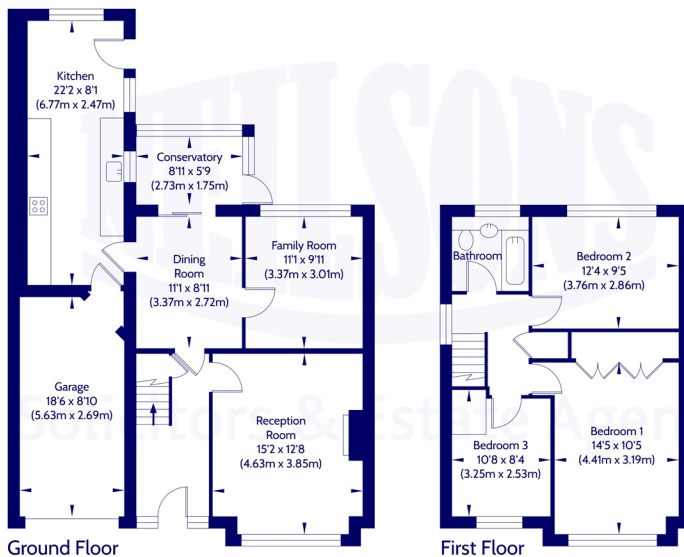
Location

Polton Bank is located in the village of Lasswade, an established and sought after residential district to the south of Edinburgh's City Centre. The property is conveniently located for the City Bypass which provides fast access to Edinburgh Airport and Central Scotland's motorway network. Furthermore, there are good public transport links with bus services providing easy access to Edinburgh in under 30 minutes and Eskbank Train Station being just a short drive away. Many local shops and services are on hand with a wider range of high street named stores at nearby Straiton Retail Park and there is excellent local schooling at all levels. There is a range of recreational facilities in the vicinity including a Leisure Centre adjoining Lasswade High School with swimming pool. Kings Acre, Broomieknowe and Melville golf courses are within easy reach and the nearby Pentland Hills offer further outdoor pursuits including the Midlothian Snow Sports Centre at Hillend.





Approx. Gross Internal Floor Area 117.64 Sq M / 1267 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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